

EVERGREEN ♦ EAST HILLS VISION STRATEGY

Overall Purpose of the Vision Strategy:

Based on direct community involvement, update the Evergreen Development Policy and create additional policies to balance new growth with transportation investments and amenities. The overall goal is to ensure high quality of life for the Evergreen*East Hills community.

Key Decisions for the Task Force

(no priority intended by the order of the items)

- Number of Housing Units
- Mix of Housing Types
- Amenities
- Additional Transportation Investments (beyond required investments)
- Schools
- Retail
- Affordable Housing
- Industrial Preservation

Major Process Components

- Evergreen*East Hills Vision Strategy is a community-based process to update the Evergreen Development Policy to provide for new development capacity for infill sites in a comprehensive approach.
- City Council considers comprehensive plan, updated traffic policy, and financing package
- If approved, developers agree to pay fees and taxes per City ordinances and additional funds to fix Hwy. 101 and build community amenities

Key Elements of Evergreen*East Hills Delicate Balance ("Three-Legged Stool")

Development Capacity	Transportation Investments and Amenities	Traffic
Housing Units on Opportunity Sites		
Housing Units for Other Infill Sites in Study Area		
Retail, Office, and/or Ind. Capacity (Sq. Ft.)		